

BOST

December 9, 1994.

Mr. Luther Bost  
11520 Stocksdale Road  
Kingsville, Md. 21087

Dear Mr. Bost:

After reviewing the deed descriptions and field notes, I remember my reasoning for establishing the lines of the Poston property on Big Woods Road where I did.

In 1874 B.S. Elliott surveyed what was called the "Cook Lot", and the plat is filed in JW3/215. The plat showed this land divided into three parcels now owned by Merrick, Poston, and Ell. The tax map shows the same configuration as that of the Elliott plat.

Poston's deed (MWM 203/314) includes two parcels minus the piece on the north side of the ditch sold to Ell. The first parcel is the same shown on the plat of 1874. This only had 33' on the road. Parcel 2 adds a triangular piece along the road. It is described as beginning on the side of the road on the northeast side of "the lane leading to Smith". Then it ran along the road in a northeastrly direction for 300', turned in a southeasterly direction to the end of the third line of Parcel 1, and then back to the beginning. The lines of Parcel 1 can be reproduced with a fair degree of accuracy. Parcel 2, however, was not by survey and was open to interpretation. I reproduced this by using what I feel is the intent of the description, and I stand behind my survey.

If you have any questions, please give me a call.

Sincerely yours,

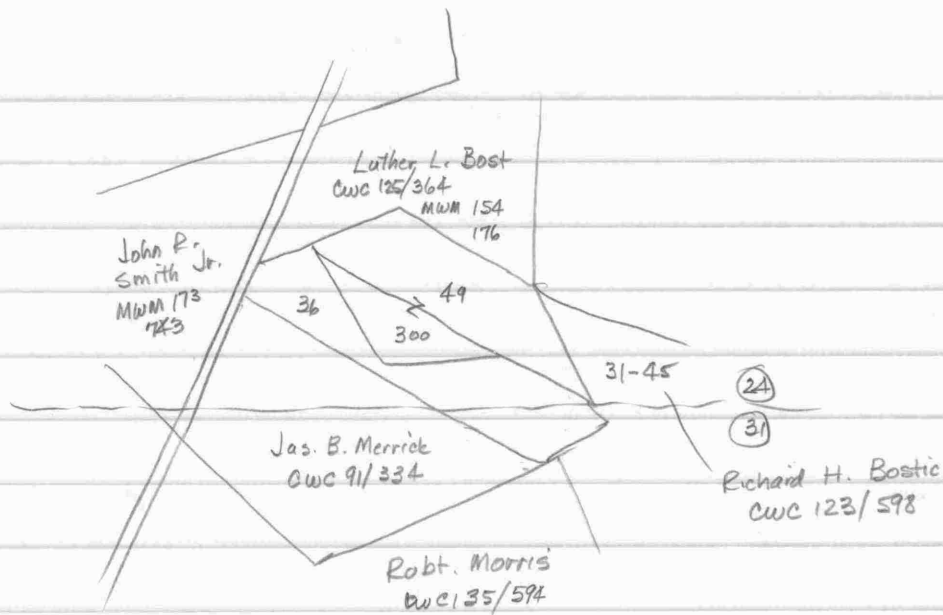
**TRAINOR, William F., et ux**

# 2000-088

320 Big Woods Road

Church Hill, MD

Purchased from Poston (same file #)



36 - Bobby A. Poston MWM 203/314

49 - Donald J. Ell CWC 103/582

Poston MWM 203/314

Parcel 1

Begin stone E side of road at cor. Merrick

S 66°E - 1958.22 to stone & Graham

N 62½°E - 227.70 " "

N 61°W - 1703.46 " "

S 77°W - 495 " " on road

w/rd. S 37½°W - 33 to begin

S E - CWC 73/287

11¼ Ac. ±

part of CWC 67/122

Parcel 2

Begin pt. on side of rd. on NE side of lane to Smith

w/rd. NE 300' to oak

SE - 165' ± to end of 3rd line of "party of first part"  
st. line to begin

Being MWM 196/723

Subject to grant to Co. Comm. TSP 70/279

CU - CWC +8 103/582

Parcel 1 - "Hel lot" or Nelson Stewart lot"

Begin stone which is beginning of "Cook lot"

N  $60\frac{1}{2}^{\circ}$ W - 40.5 (668.25)

S  $71\frac{1}{2}^{\circ}$ W - 38.5 <sup>(635.25)</sup> to marked gum

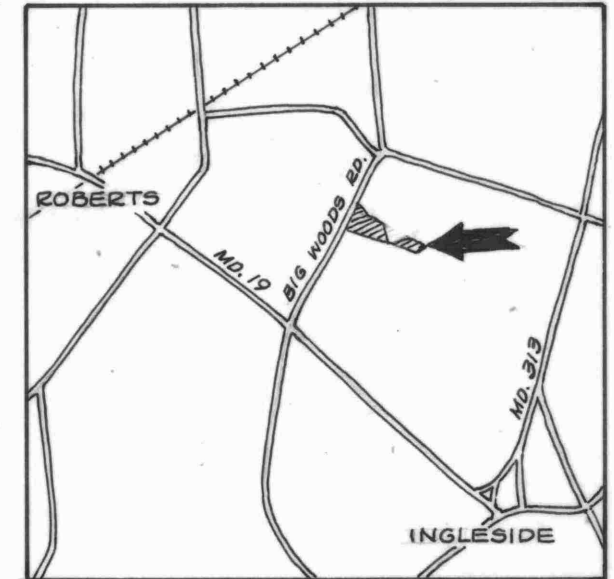
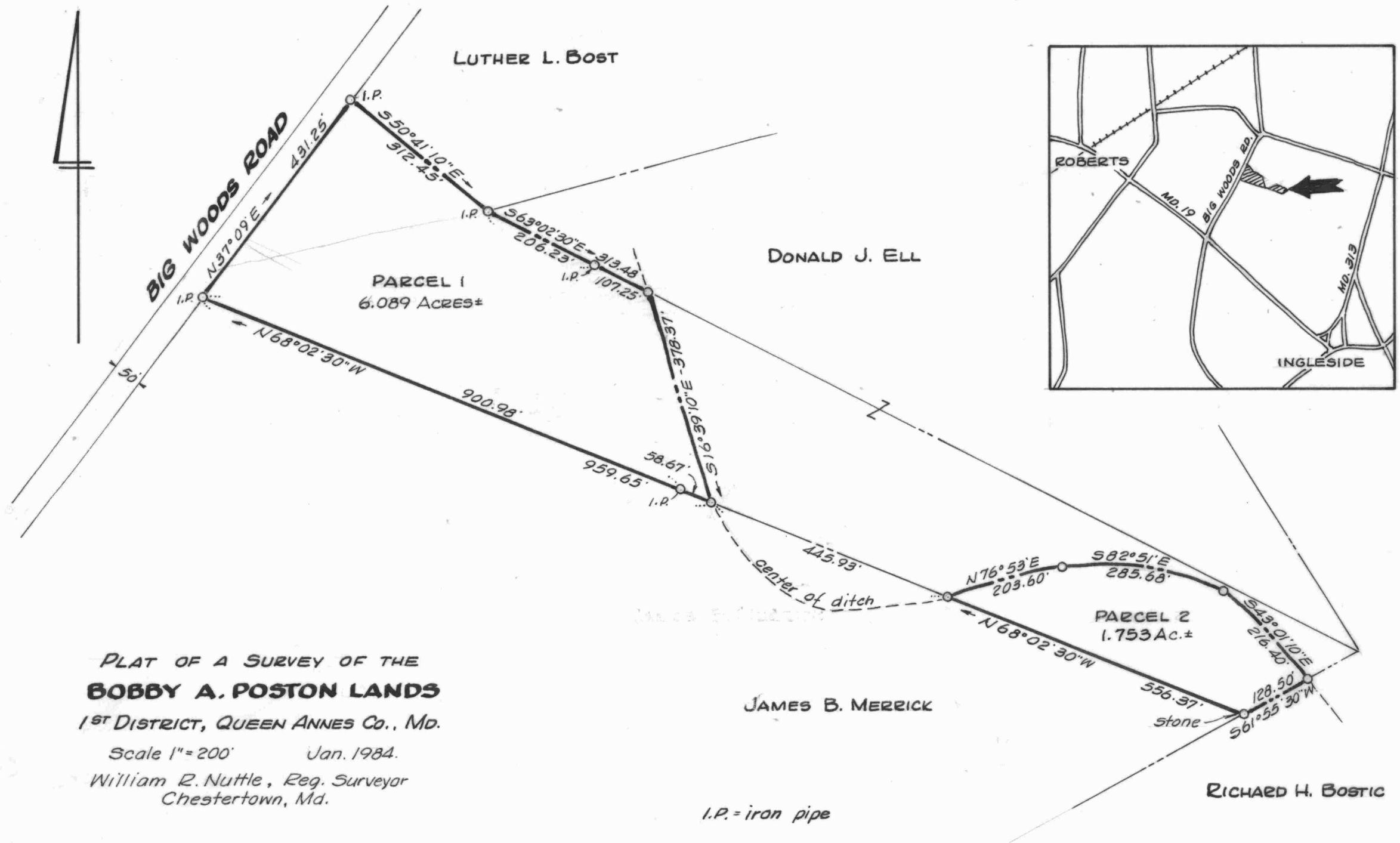
S  $66\frac{1}{2}^{\circ}$ E - 103.25 <sup>1703.63</sup> to stone in branch

N  $35\frac{1}{2}^{\circ}$ W - 41 <sup>676.5</sup> to begin

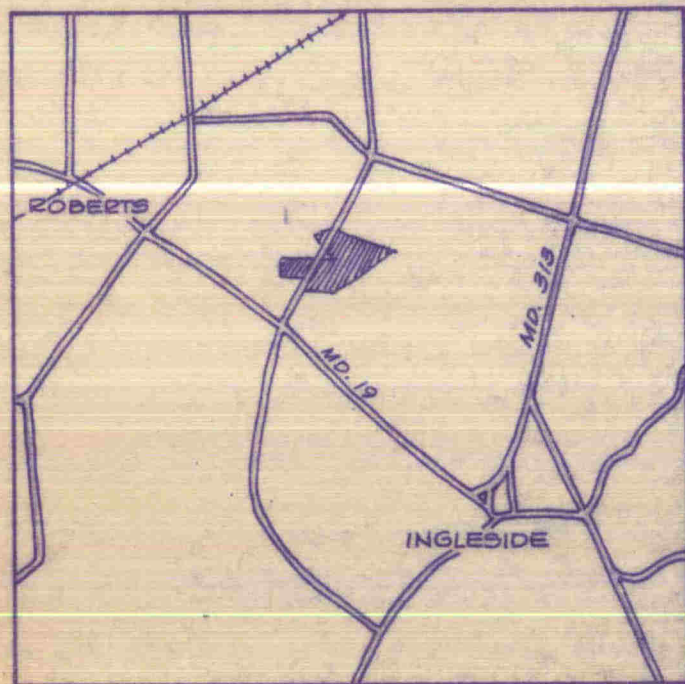
10 A 2R 8P

Parcel 2 -  $\Delta$  piece of land CWC 67/122 - being all of the land on N side of drainage ditch on prop of Chas. H. Dean

Parcel 3 - right-of-way across Frederick Petas - 20' wide

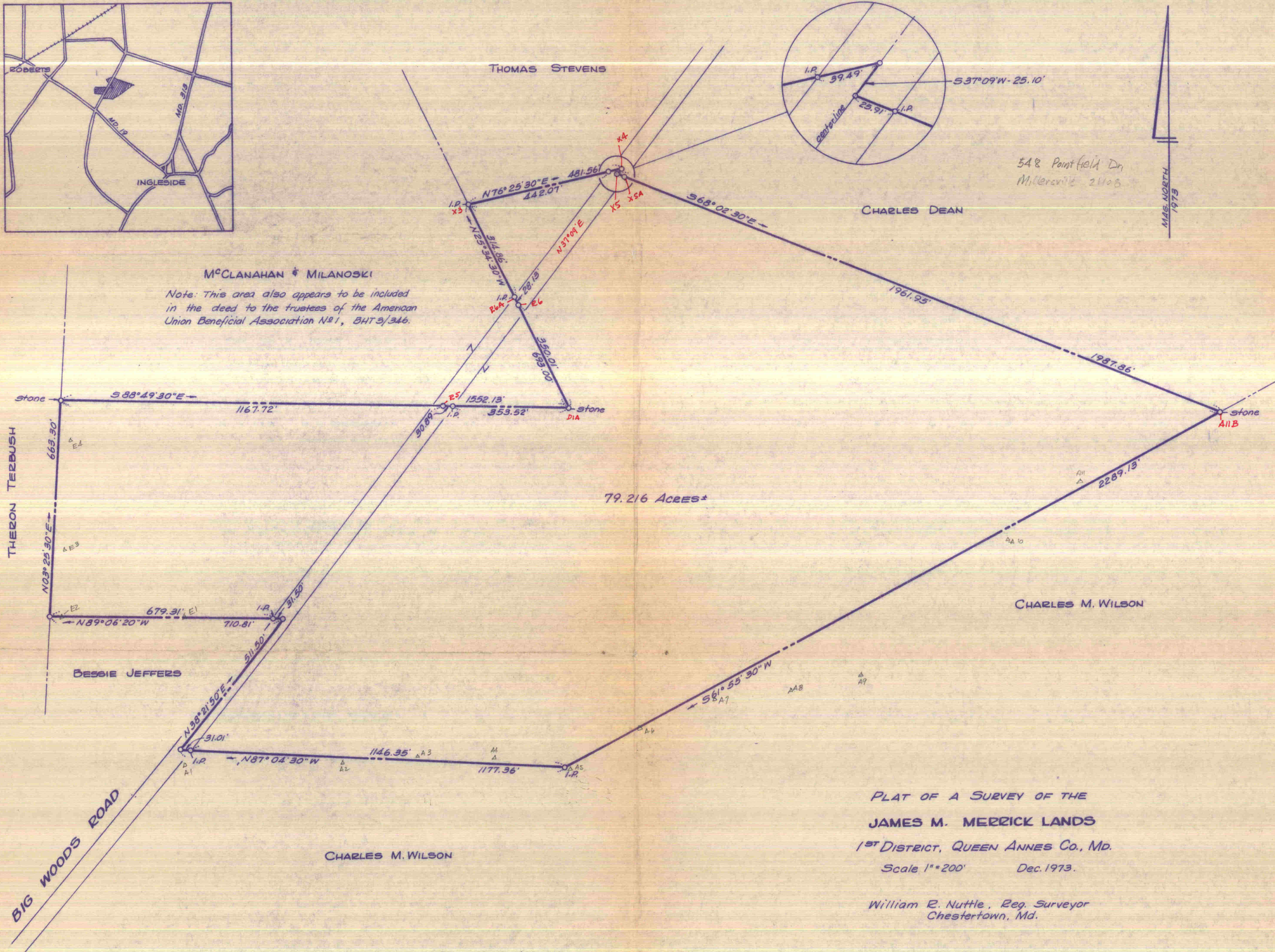






McCLANAHAN & MILANOSKI

Note: This area also appears to be included in the deed to the trustees of the American Union Beneficial Association No. 1, BHT 3/346.



79.216 Acres±

PLAT OF A SURVEY OF THE  
JAMES M. MERRICK LANDS  
1<sup>ST</sup> DISTRICT, QUEEN ANNES Co., Md.  
Scale 1"=200' Dec. 1973.

William E. Nuttle, Reg. Surveyor  
Chestertown, Md.

I.P. = iron pipe

Note: Pipes & stones marked with steel posts.